

# S&W Sawmill Facility



Montana Department of  
**ENVIRONMENTAL QUALITY**

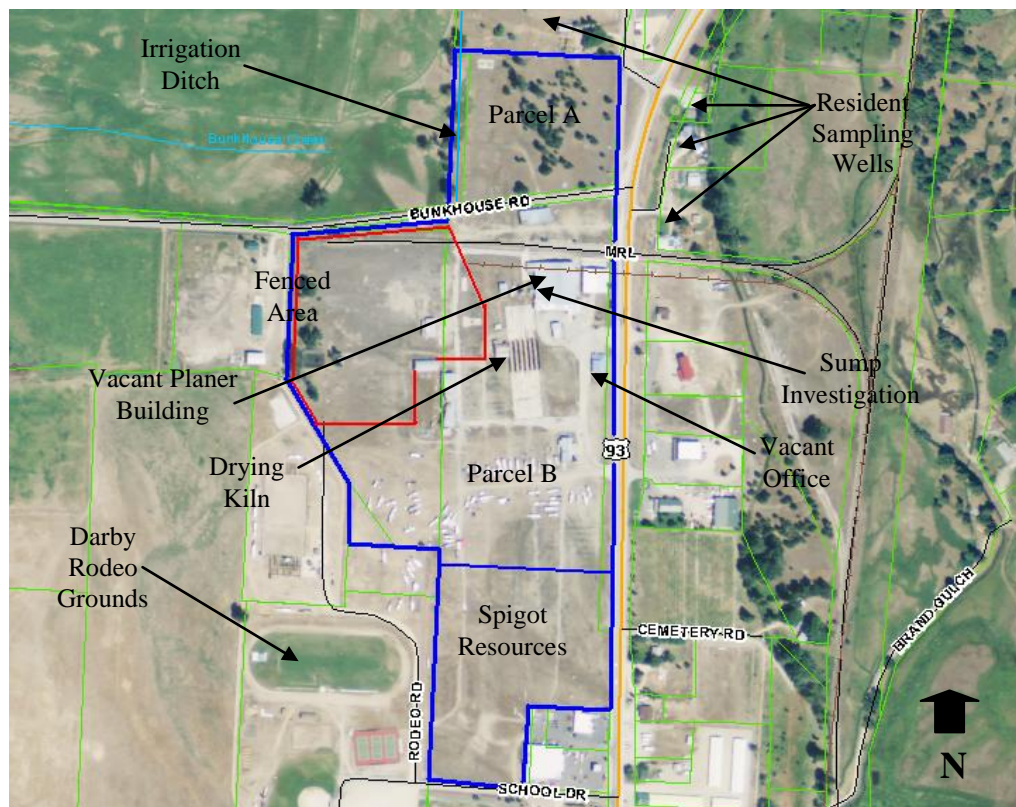
**Site Response Section**

# Update

**November 2011**

## Description and History

The S&W Sawmill Facility, located approximately 0.5 miles north of the City of Darby at the intersection of US Highway 93 and Bunkhouse Road, is shown on the map below. The S&W Sawmill Facility is being addressed by the state Superfund law, CECRA, with International Paper (IP) designated as the lead liable person for remediation, or cleanup, of the Facility. Most of the Facility is currently not in use. From approximately 1961 to 1998, the Facility operated as a sawmill. From approximately 1961 to 1978, the Facility also operated as a wood treatment plant that used the chemical pentachlorophenol (PCP) mixed with diesel as a wood preservative. The chemical mixture and its by-products (dioxins/furans) have contaminated the soil and groundwater at the Facility.



**Aerial Map  
of S&W  
Facility**

## Contaminated Areas

The major contaminants of concern are PCP and dioxins/furans. Remedial investigations (RI) were completed in November 2004. Contamination is located in both the soils and the groundwater.

## Recent Activities Through 2010

The groundwater plume is evaluated twice a year through the sampling of twenty-seven groundwater monitoring wells. Five of these wells are offsite residential drinking wells. One offsite residential well was removed from service in February 2011 due to elevated detections of dioxins/furans over the last two years. In November 2010 IP installed a temporary treatment unit to reduce contaminants in the resident's old well. This interim

action was not sufficient in providing an appropriate long-term solution and the Montana Department of Environmental Quality (DEQ) required IP to supply the resident with a new monitoring well. The old well has been disconnected from service, but has been kept as a Facility monitoring point.

Currently, ownership of a significant portion of the Facility is in transition because the former owner, Darby Lumber Company, filed for bankruptcy and, as part of this proceeding, abandoned the real property. A third party purchased the mortgage note but has not taken ownership of the real property, which means there is no current owner for a large portion of the Facility.

The third party note holder hired an environmental consultant to sample soils on the southern portion of the Facility in October 2009 in order to expedite development possibilities on that portion of the Facility. Results from that investigation showed that soil was contaminated with PCP and dioxins/furans above screening levels. Based on those results, DEQ required IP to conduct further investigation.

In June 2010, IP performed supplemental investigation of the Facility soils. Surface soil samples were collected from Parcels A and B outside of the fenced area and north of the Spigot Resources property. Deeper soil samples were collected near the planer building and between the drying kiln and office building. These deeper locations were selected to define the areas of contaminated soils documented in the October 2009 investigation and determine the extent of contamination from a sump discovered on the west side of the planer building during a 2007 investigation. This investigation indicated large portions of the Facility have surface soil contamination above PCP and dioxins/furans screening levels. Therefore DEQ required IP to perform a second phase of the supplemental investigation.

The second phase of the investigation was performed in April 2011 and IP collected surface soil samples on the entirety of the Spigot Resources property, in the vicinity of the irrigation ditch on the western boundary of Parcel A, and on offsite resident/commercial properties to the east (across US 93). This investigation indicated that a majority of the western boundary of Facility has surface soil contamination above PCP and dioxins/furans screening levels. In addition, samples in the irrigation ditch demonstrated levels of dioxins/furans above screening levels. Therefore IP performed a third phase of the investigation in August 2011 which included sampling properties on the western boundary of the Facility as well as sampling within the irrigation ditch to the north. Based on the results in the irrigation ditch, DEQ anticipates IP will continue investigating the high dioxins/furans concentrations in the irrigation ditch to the north IP will also be completing the draft Baseline Risk Assessment (BRA).

In conjunction with the supplemental soil investigations, DEQ required IP to perform a soil vapor intrusion (VI) investigation at the Facility to determine if vapors are contaminating air inside the onsite buildings. The data collected will help with the completion of the BRA. The first VI investigation was performed in March 2010. A second VI investigation was performed in December 2010 to verify the results of the first VI sampling event. The data indicated that vapor concentrations in the buildings at the S&W Sawmill facility generally do not exceed applicable screening levels, but subslab and subsurface soil-gas concentrations are above screening levels and outdoor ambient air in many cases.

### **Future Activities**

IP will continue to investigate the dioxins/furans contamination in the irrigation ditch to the north of the Facility and will complete the BRA in 2012.

<p>If you have questions, please contact: Robert L. Roll DEQ - Remediation Division P.O. Box 200901 Helena, MT 59620-0901 <a href="mailto:rroll@mt.gov">rroll@mt.gov</a> 1-800-246-8198</p>	<p><b>More Information about the Facility can be found at:</b> Montana Department of Environmental Quality 1100 North Last Chance Gulch Helena, MT 59601 Monday – Friday: 8 a.m – 5 p.m. <a href="http://deq.mt.gov/StateSuperfund/index.asp">http://deq.mt.gov/StateSuperfund/index.asp</a></p>
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